

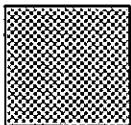
Subject Site and Surrounds

Subject Site: 8 Coniston Street, Diamond Creek

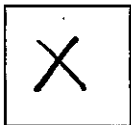
File Reference: C091/00/008P

Application Number: 124/2017/03P

Melway's Reference: 12B7



Subject Site



Objectors

Nearby Objectors: 3

Total: 3

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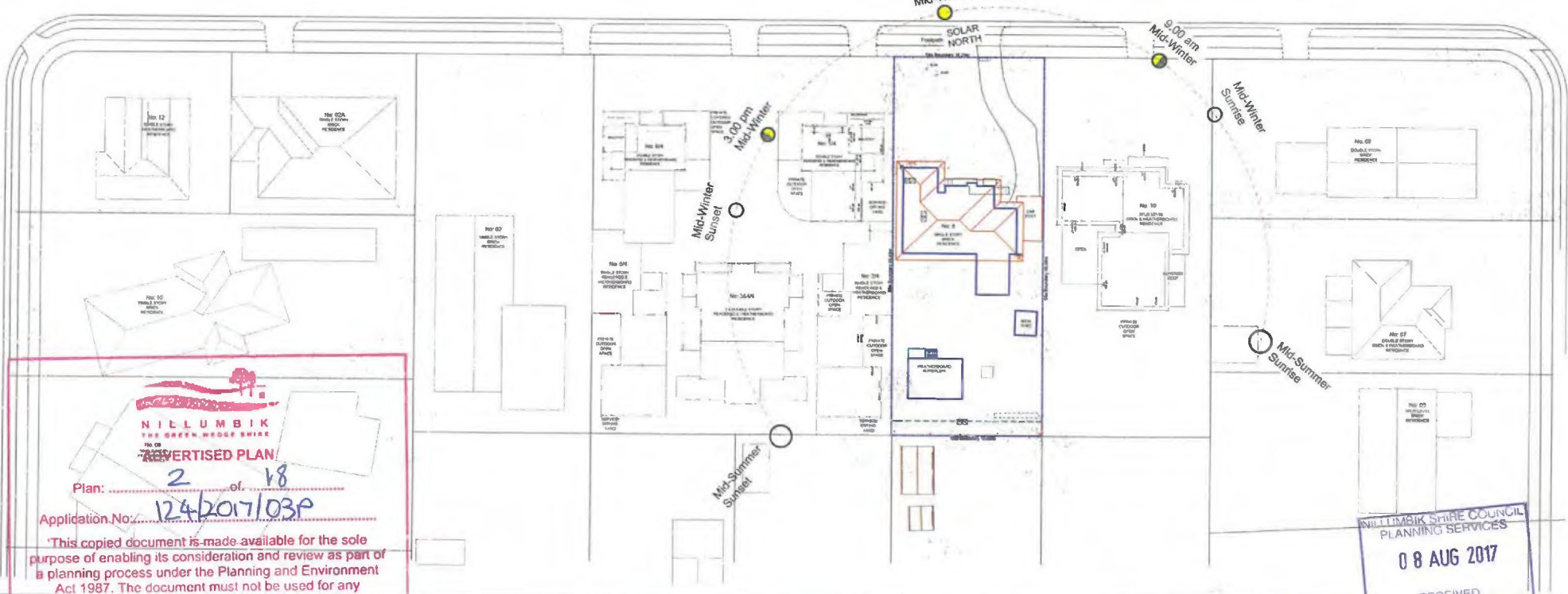
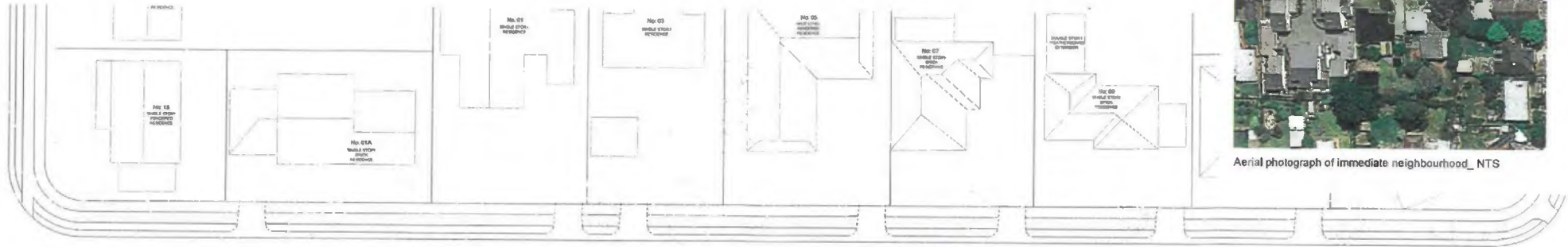
Map Width:	158.5 m
Produced By:	Planning and Building Services
Responsible Officer:	Lisa Hunt
Date:	Tuesday, 31 October 2017







Aerial photograph of immediate neighbourhood_ NTS



NILLUMBIK THE GREEN WEDGE SHIRE
ADVERTISED PLAN
 Plan: 2 of 18
 Application No. 124/2017/03P

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PLANNING SERVICES
08 AUG 2017
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No.	Description	Date
A	Issued to Council for Planning Application	21/03/2017
A	Issued to Arborist	07/08/2017

No.	Description	Date

Project Title
Proposed Units
 8 Coniston Street,
 Diamond Creek



Site Context		Revision
Print Date	07-August-17	
Project Date	Aug 2016	P-01
Drawn by	ABS / HF	A
Checked by	JH / AHW	
Scale	1:250 @A1, 1:500 @A3	

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Existing 8 Coniston site coverage

PROPERTY AREA 850 m²

Existing Areas

Existing Buildings: 203.00 m² 23.88%
 Roads and Pathways: 136.57 m² 16.07%
 Garden and Porous surfaces: 510.43 m² 60.05%

Proposed Areas

Proposed Building: 314.55 m² 37.01%
 Road and Pathways (Permeable): 211.07 m² 24.83%
 Garden and Porous surfaces: 316.64 m² 37.25%
 Total Permeable surfaces: 527.71 m² 62.08%
 Achieved Garden Area: 307.89 m² 36.22%

SCHEDULE OF AREAS

Unit 1 (Double storey-3 Bedrooms)

- Basement 13.36 m²
 - Garage 43.34 m²
 - Ground Floor Area 78.28 m²
 - GF Balcony 15.91 m²
 - First Floor Area 70.45 m²
 - FF Balcony 16.88 m²

UNIT 1 TOTAL AREA (inc. Garage) 238.3 m²
PRIVATE OPEN AREA (inc. FF Balcony) 68.53 m²

Unit 2 (Double storey-2 Bedrooms)

-Garage 25.9 m²
 -Ground Floor Area 76.7 m²
 -First Floor Area 82.07 m²
 -FF Balcony 23.61 m²

UNIT 2 TOTAL AREA (inc. Garage) 206.82 m²
PRIVATE OPEN AREA (inc. FF Balcony) 65.85 m²

Unit 3 (Double storey-3 Bedrooms)

- Garage 39.99 m²
 - Ground Floor Area 72.87 m²
 - First Floor Area 73.58 m²
 - FF Balcony 39.90 m²

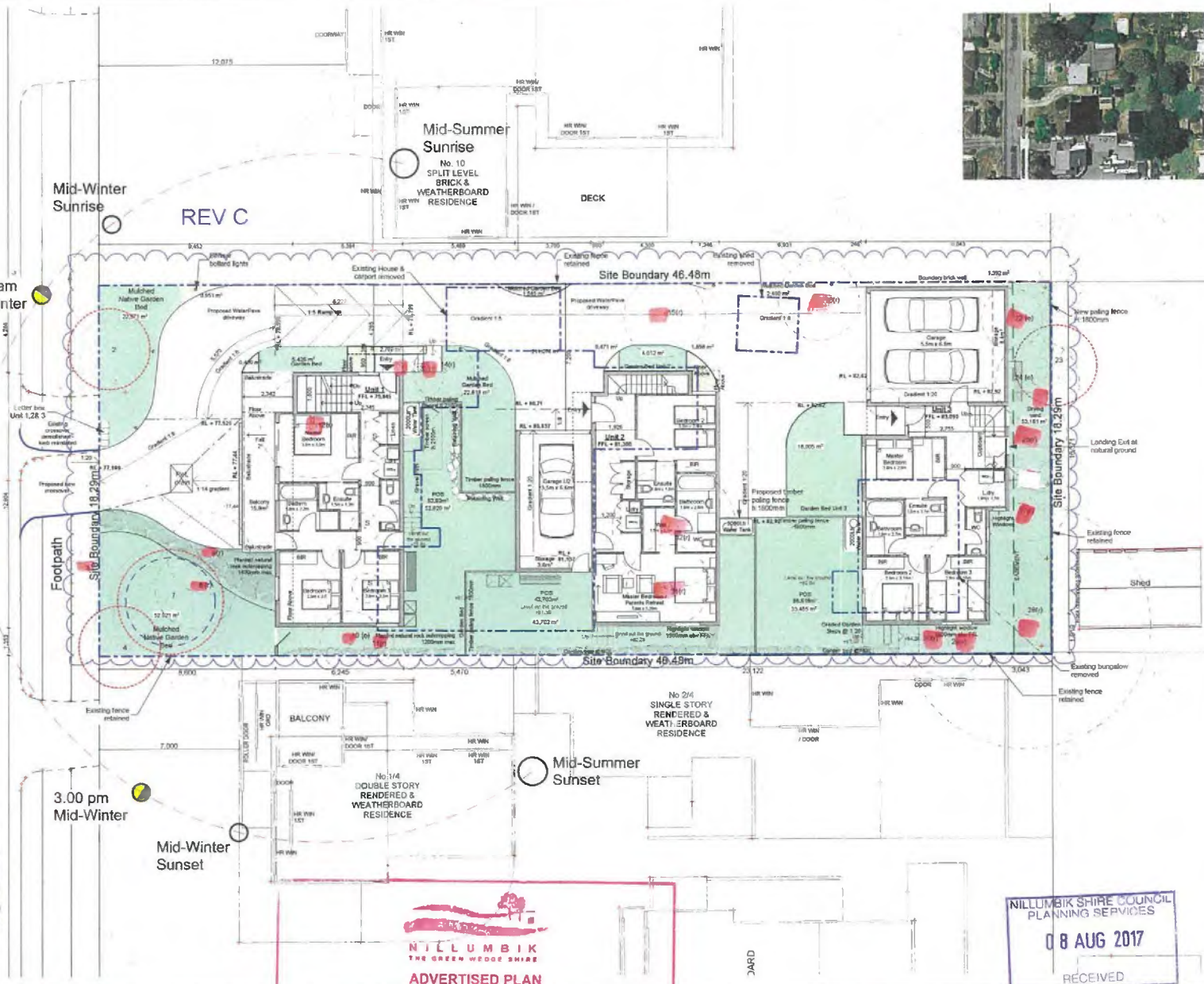
UNIT 3 TOTAL AREA (inc. Garage) 226.35 m²
PARKING 25 m²
PRIVATE OPEN AREA (inc. FF Balcony) 124.52 m²

Public Area

DRIVEWAY 211.07 m²
COMMUNAL GARDENS 124.65 m²

Legend

	Site Boundary		Trees RETAINED with SPZ		Box
	Easement		Trees RETAINED with SPZ		Rain water tank
	Existing Building Removed		Trees REMOVED		Clothes line
	Contours		Insignificant Stubs REMOVED		Sensor Borehole Light
	Gate		NEW Trees, Shrubs and Tubs		Down Pipe
	New internal fence/screening				
	Vertical rock retaining wall				
	Planted natural rock outcropping				



NILLUMBIK THE GREEN WOOD SHIRE
ADVERTISED PLAN

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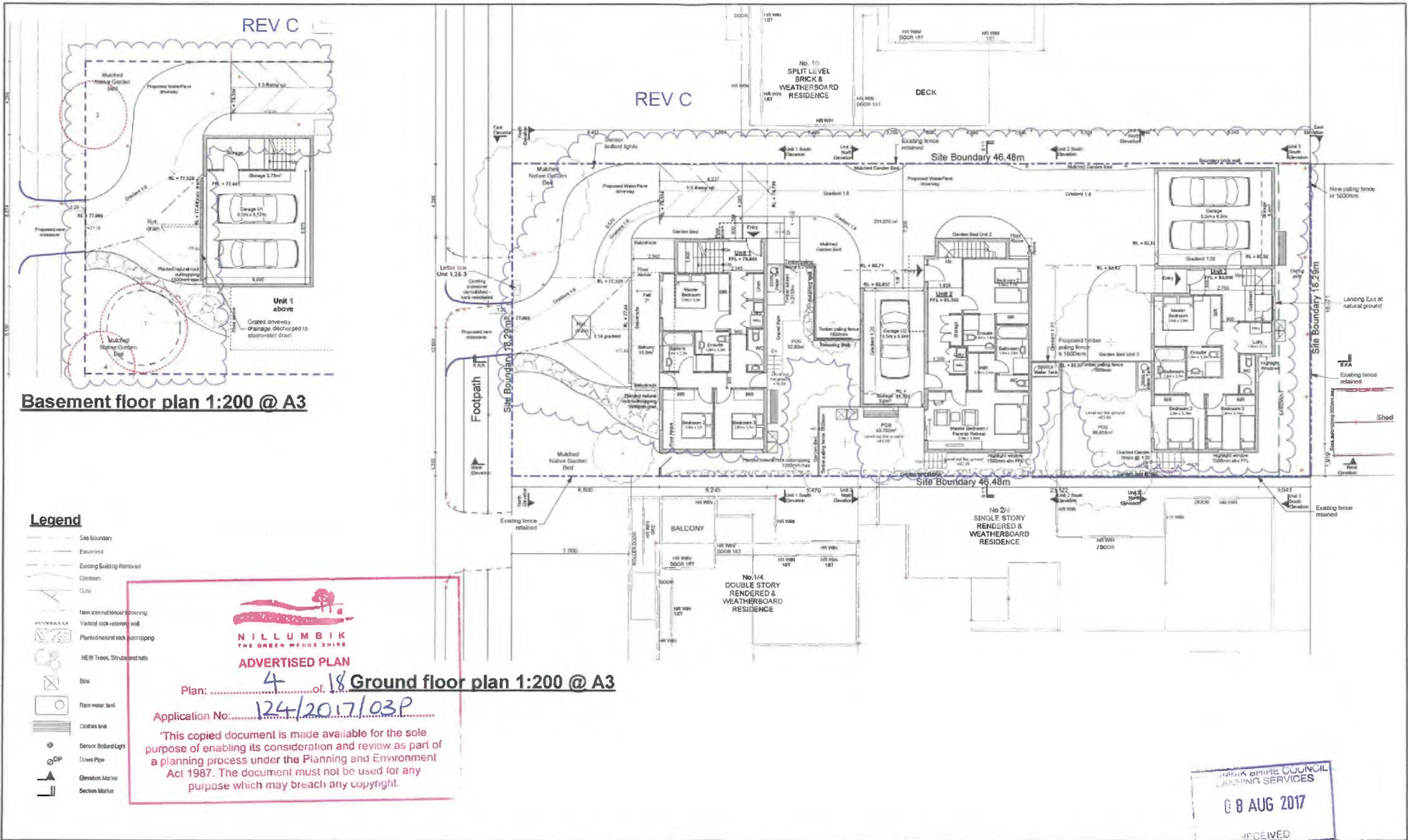
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No.	Description	Date
A	Issued to Council for Planning Application	21/03/2017
B	Issued to Arborist	24/07/2017
C	Issued to Council for Planning Application	07/08/2017

No. Plan: **3** Description of: **18** Date: **12/12/2017/03P**
 Application No: **124/2017/03P**
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Proposed Units 8 Coniston Street, Diamond Creek

Design Response		Revision
Print Date	07-August-17	
Project Date	Aug2016	C
Drawn by	ABS / HF / AHW	
Checked by	JH / AHW	
Scale	1:100 @ A1, 1:200 @ A3	



Basement floor plan 1:200 @ A3

Legend

- Site boundary
- Easement
- Existing Building Removed
- Contours
- Gully
- New external fence/ screening
- Vertical rock retaining wall
- Planted natural rock landscaping
- NEW Trees, Shrubs and hedges
- Bins
- Rain water tank
- Clothes line
- Sensor/ Bollard Light
- Down Pipe
- Elevation Marker
- Section Marker

NILLUMBİK
THE GREEN WEDGE SHIRE

ADVERTISED PLAN

Plan: 4 of 18 **Ground floor plan 1:200 @ A3**

Application No: 124/2017/03P

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No.	Description	Date

Project Title
**Proposed Units
& Coniston Street,
Diamond Creek**

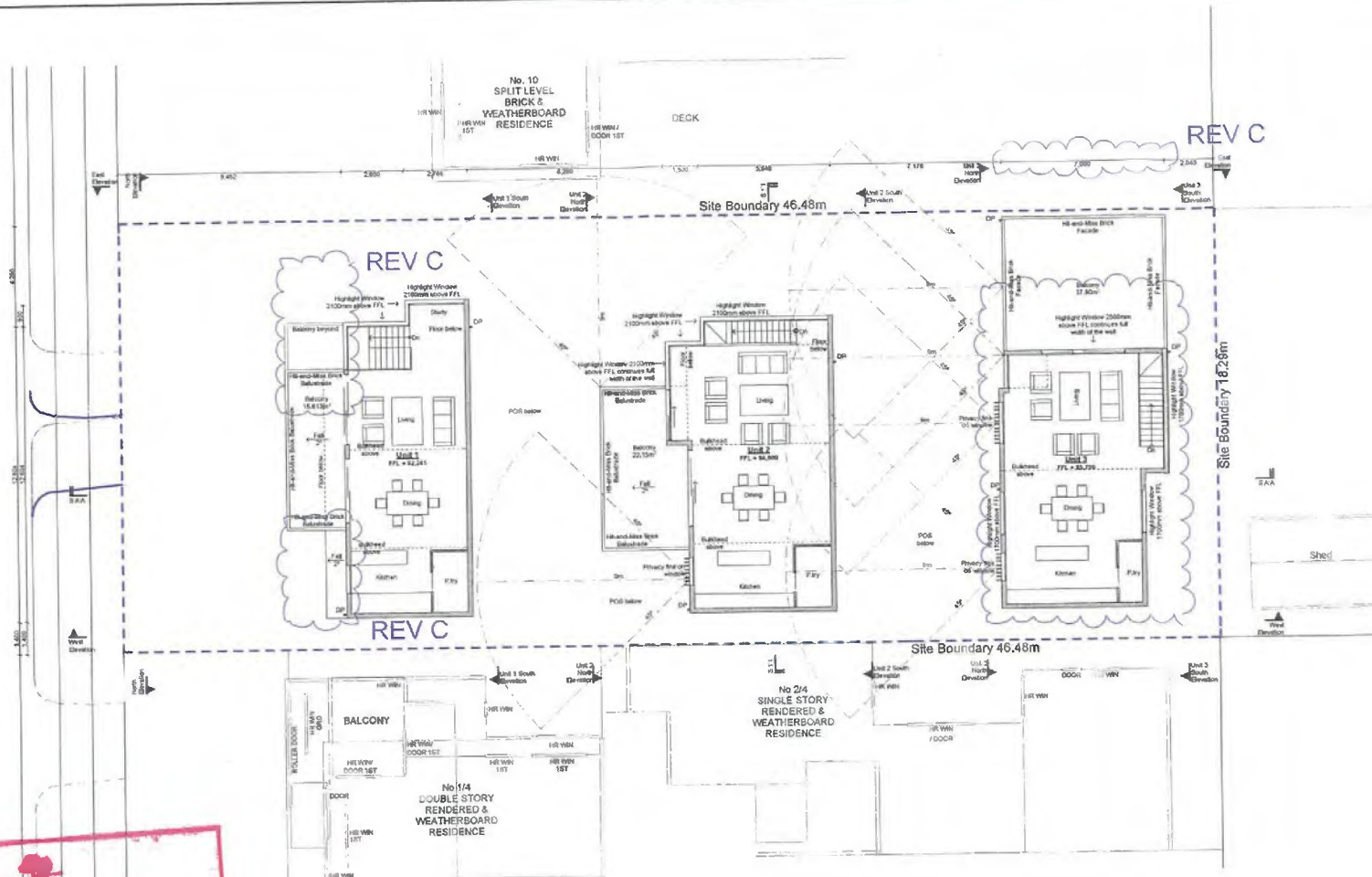
Project North
True North

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Drawing Title		
Proposed Basement and Ground Floor Plan		
Print Date	07-August-17	Revision
Project Date	Aug/2016	P-03
Drawn by	ABS / HF	C
Checked by	JH / AHW	Scale 1:100 @ A1, 1:200 @ A3



Coniston St



NILLUMBIK
THE GOOD DESIGN SHEDS
ADVERTISED PLAN
Plan: 5 of 18
Application No: 124/2017/03P
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Proposed Units
8 Coniston Street,
Diamond Creek

Proposed First Floor Plan

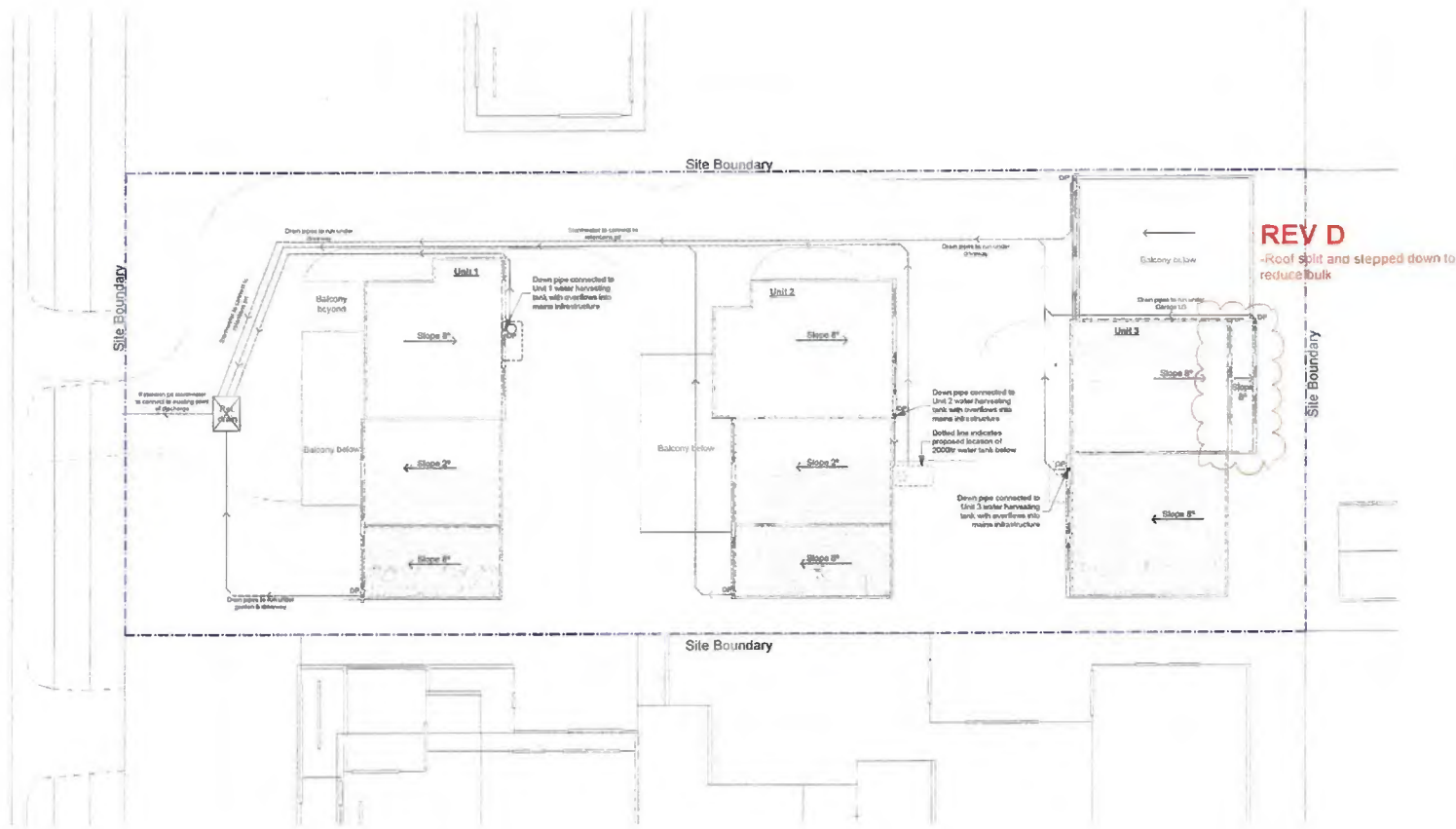
Print Date: 07-August-17
Project Date: Aug/2016
Drawn by: ABS / HF
Checked by: JH / AHW

Scale: 1:100 @ A1, 1:200 @ A3

Revision: C

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Coniston St



REV D
-Roof split and stepped down to reduce bulk

Legend

- Site Boundary
- 2,000 L Rainwater Tank
- Retention Drain
- Downpipe
- Proposed drain pipes

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C	Issued to Council for Planning Application	07/08/2017
D	Issued to Client & Council for Planning App.	12/10/2017

No.	Description	Date

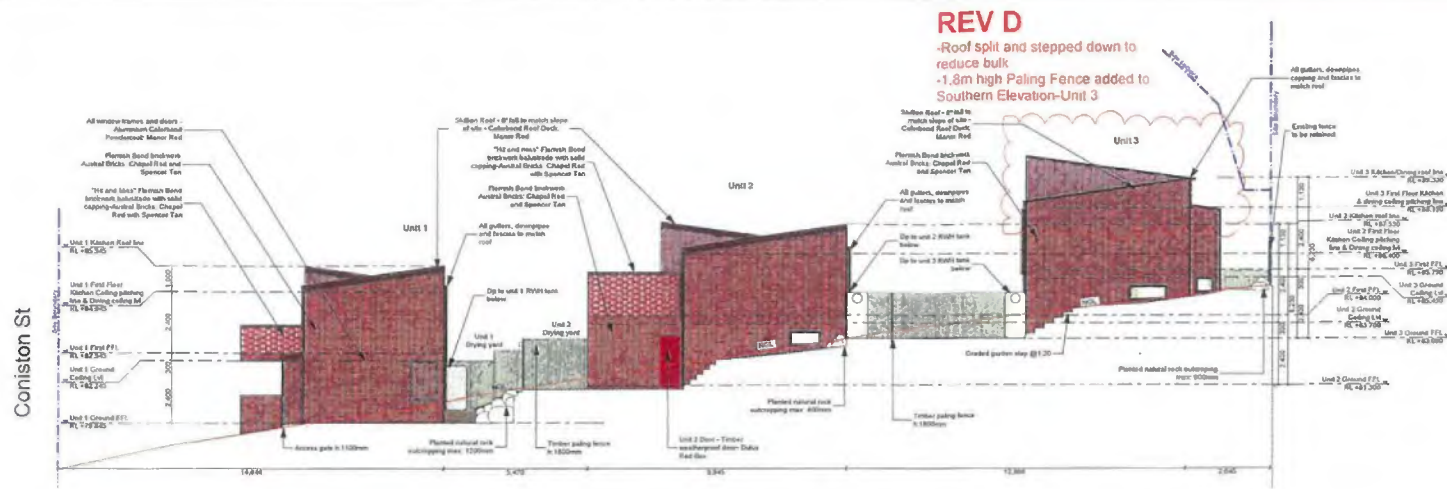
Project Title
Proposed Units
8 Coniston Street,
Diamond Creek



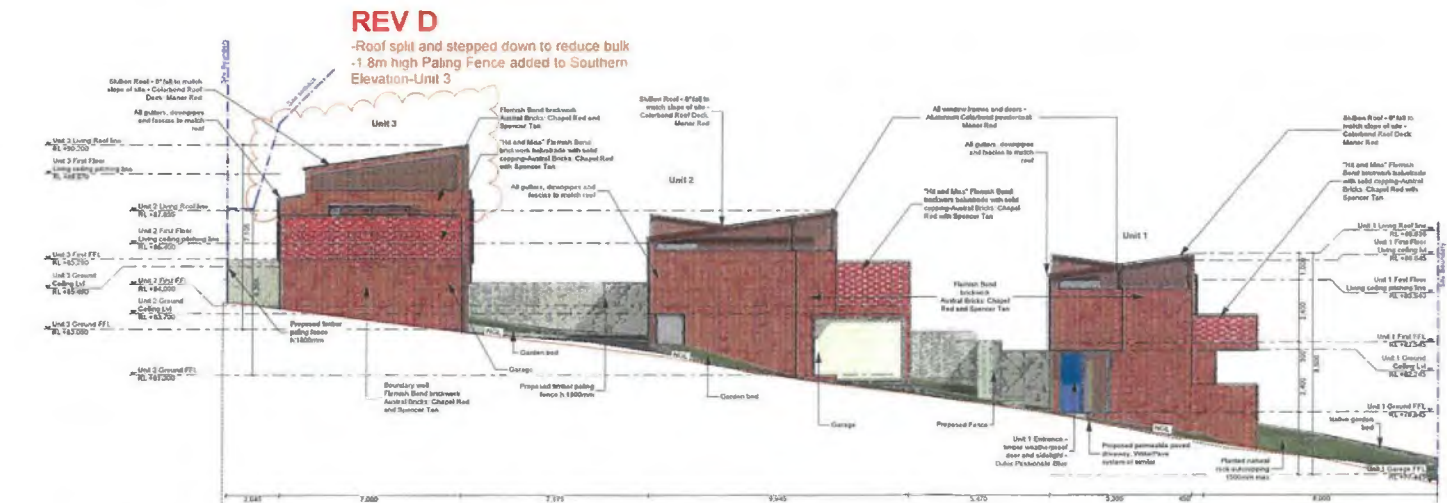
Drawing Title
Proposed Roof/ Drainage Plan

Print Date	12 October -17	Drawing No.	P-05	Revision	D
Project Date	Aug/2016				
Drawn by	ABS / HF				
Checked by	JH / AHW	Scale	1:100 @ A1, 1:200 @ A3		

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West Elevation



East Elevation

Key Plan



Finish Schedule:

-  Flemish Bond brickwork
Austral Bricks- Nubrik Series
Stretcher Colour: Chapel Red
Header Colour: Spencer Tan
-  Flemish Bond hit and miss brick screening
Austral Bricks: Chapel Red
-  Colorbond Steel: Window, door, roofing,
gutter, downpipe and rainwater tank
Colour: Manor Red
-  Dulux: Unit 1 Exterior Doors and
Sidelight
Colour: Passionate Blue
-  Dulux: Unit 2 Exterior Doors and
Sidelight
Colour: Red Box
-  Dulux: Unit 3 Exterior Doors and
Sidelight
Colour: Dandelion Yellow
-  Driveway: WaterPave - DriveCon
system or similar
Colour: TBC

Coniston St

A.H.D is taken as R.L.



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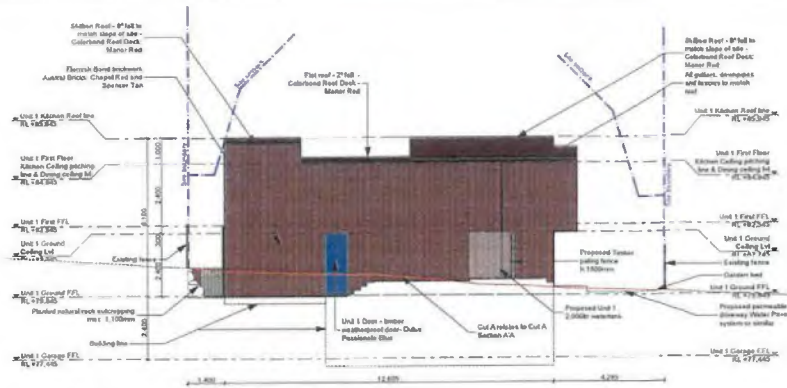
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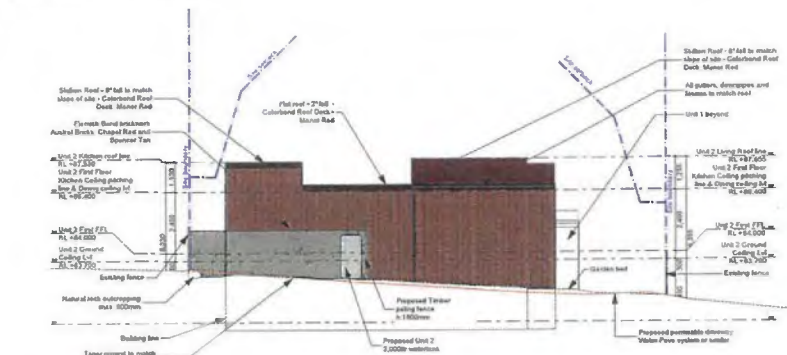
Project Title
**Proposed Units
8 Coniston Street,
Diamond Creek**

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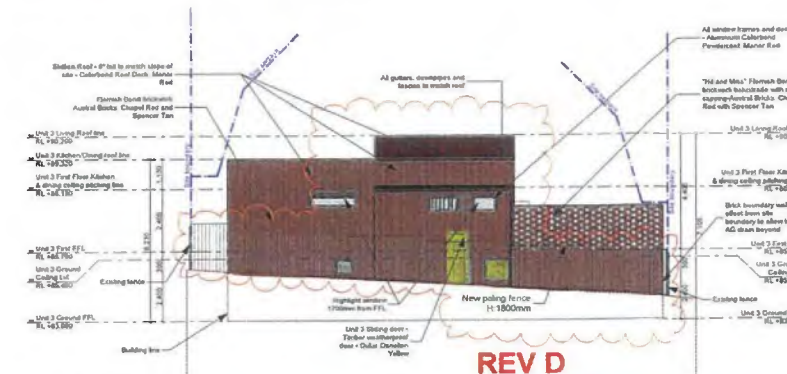
Drawing Title		
Proposed East and West Elevations		
Print Date	12 October '17	Revision
Project Date	Aug/2016	P-07
Drawn by	ABS / HF	D
Checked by	JH / AHW	Scale 1:100 @ A1, 1:200 @ A3



South Elevation - Unit 1

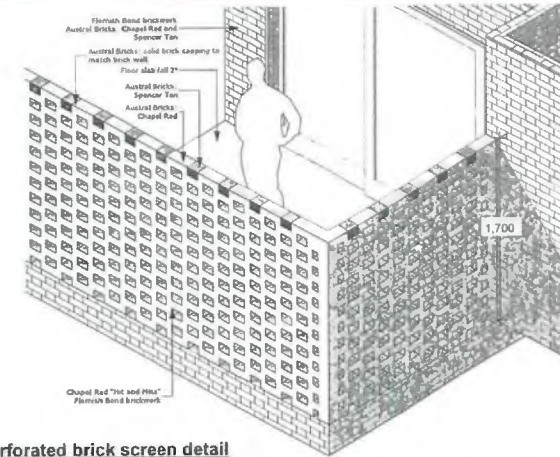


South Elevation - Unit 2



South Elevation - Unit 3

REV D
 -Roof split to reduce bulk
 -1.8m high Piling Fence added to Southern Elevation-Unit 3



Perforated brick screen detail
 Not to scale



Precedent "Hit and Miss" brickwork
 Colour: Chapel Red
 Image: Nubrick Austral Bricks

Finish Schedule:

-  Flemish Bond brickwork
 Austral Bricks- Nubrik Series
 Stretcher Colour: Chapel Red
 Header Colour: Spencer Tan
-  Flemish Bond hit and miss brick screening
 Austral Bricks: Chapel Red
-  Colorbond Steel: Window, door, roofing,
 gutter,downpipe and rainwater tank
 Colour: Manor Red
-  Dulux: Unit 1 Exterior Doors and Sidelight
 Colour: Passionate Blue
-  Dulux: Unit 2 Exterior Doors and Sidelight
 Colour: Red Box
-  Dulux: Unit 3 Exterior Doors and Sidelight
 Colour: Dandelion Yellow
-  Driveway: WaterPave - DriveCon
 system or similar
 Colour: TBC

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Proposed Units
 8 Coniston Street,
 Diamond Creek

Proposed South Elevations		
Print Date	12 October -17	Revision
Project Date	Aug/2016	P-08
Drawn by	ABS / HF	D
Checked by	JH / AHW	Scale: 1:100 @ A1, 1:200 @ A3

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REV C

-Drawings Rearranged
 -New views added from
 neighbouring Southern POS



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No.	Description	Date

Proposed Units
 8 Coniston Street,
 Diamond Creek

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Drawing Title		
3D perspectives		
Print Date	12 October -17	Revision
Project Date	Aug/2016	P-12
Drawn by	ABS / HF	C
Checked by	JH / AHW	Scale NTS